Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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101 South Ella Way, Kirk Ella HU10 7LZ

£515,000

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- Incredible detached bungalow
- Beautifully re-built in 2006
- Over 2,100 square feet
- Stunning rear conservatory
- 27' master bedroom
- Spacious living accommodation
- Two first floor bedrooms & bathroom
- Wonderful plot & beautiful gardens
- Substantial off-street car parking
- EPC Rating: C

An absolutely incredible, light and spacious detached bungalow which has been extremely well modernised and maintained to offer a property the quality of which will be hard to beat.

Located in one of the East Riding's most sought after residential areas, the bungalow offers extremely versatile accommodation having bedrooms at both ground and first floor, and in total extends to approximately 2,140 square feet.

The plot is outstanding having super off-street car parking to the front and a wonderful rear garden laid mainly to lawn, but with vegetable plot and substantial fruit cage.

An outstanding property which exudes quality.

LOCATION
Kirk Ella is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull and and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Staircase to first floor, laminate floor, PVCu sealed unit double glazed door, coving and underfloor heating.

CLOAKROOM
Low level w.c. with concealed cistern, vanity wash basin and underfloor heating.

LIVING ROOM
19'9" x 16'7" (6.02m x 5.05m)
Laminate floor with underfloor heating, feature stone fireplace with living flame fire, PVCu sealed unit double glazed windows and French doors to conservatory.

CONSERVATORY
19'4" x 14'4" (5.89m x 4.37m)
A stunning room overlooking the rear garden being of PVCu sealed unit double glazed and brick construction with underfloor heating and French doors to garden.

KITCHEN
19'9" x 14'6" (6.02m x 4.42m)
A range of cream base and eye level units having granite work surfaces and incorporating a central island and breakfast table, integrated induction hob with electric oven and microwave, PVCu sealed unit double glazed windows, French doors to rear seating area and underfloor heating.

UTILITY ROOM
9' x 6'2" (2.74m x 1.88m)
Tiled floor, base and eye level units having granite work surfaces, Belfast sink, PVCu sealed unit double glazed window, plumbing for automatic washing machine and underfloor heating.

MASTER BEDROOM SUITE
21' x 13' (6.40m x 3.96m)
An extensive range of fitted wardrobes, drawers and dressing table, laminate floor with underfloor heating, PVCu sealed unit double glazed windows and ceiling coving.

EN-SUITE
Tiled floor and walls, jacuzzi bath, vanity wash basin with cupboards below, tiled shower cubicle, PVCu sealed unit double glazed windows and chrome towel radiator.

FIRST FLOOR

LANDING
Sealed unit double glazed skylight.

BEDROOM 2
18'2" x 12'7" (5.54m x 3.84m)
Fitted wardrobes, PVCu sealed unit double glazed window, sealed unit double glazed skylight and two radiators.

BEDROOM 3
12' x 10' (3.66m x 3.05m)
PVCu sealed unit double glazed dormer window, sealed unit double glazed skylight, downlighters and radiator.

BATHROOM
8' x 9'6" (2.44m x 2.90m)
Panelled bath with shower in separate cubicle, wash basin and low level w.c., tiled floor and walls, sealed unit double glazed skylight and chrome towel radiator.

OUTSIDE
To the front of the property is a substantial brick sett drive and car parking area complemented by a large gravel bed with planting areas.

To the rear of the property is a very good size brick sett seating area, beyond which lies a substantial lawned garden with flower beds and fruit cage.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from PVCu double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX
The Council Tax Band for this property is Band F.

VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.